

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 3, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-83** Application of **DM Land Development** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 8 feet, for construction of a single-family, detached house. Property is located at **416 VINE STREET, N.W.**, fronts 38 feet on the west side of Vine Street, and begins at the southwest corner of Vine Street and Johns Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: DM Land Development
Council District 3, NPU-L
- V-05-84** Application of **Larry Lucas of Land Logistics, LLC** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 5 feet to 3 feet and 2) reduce the south side yard setback from the required 5 feet to 3 feet, for construction of a new, single-family house. Property is located at **1143 HUBBARD STREET, S.W.**, fronts 26 feet on the west side of Hubbard Street, and begins 137.5 feet from the southwest corner of Hubbard Street and Roy Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Ezekiel Construction
Council District 4, NPU-V
- V-05-106** Application of **Marjy & John Stagmeier** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 4 feet, 8 inches for a second story room addition to a single-family house. Property is located at **77 EAST PARK LANE, N.E.**, fronts 46 feet on the east side of East Park Lane, and begins 350 feet south of the southeast corner of East Park Lane and Avery Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17th District, Fulton County, Georgia.
Owners: Marjy & John Stagmeier
Council District 6, NPU-F
- V-05-107** Application of **Robert B. & Carla F. Ferrell** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 5 feet, for an addition to an existing single-family house. Property is located at **877 BEAVERBROOK DRIVE, N.W.**, fronts 65 feet on the north side of Beaverbrook Drive, and begins 400 feet west of the northwest side of Beaverbrook Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owners: Robert B. & Carla F. Ferrell
Council District 8, NPU-C

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- V-05-108** Application of **Michael A. Fisers** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 3 feet for construction of an attached porte-cochere on the east side of a single-family house. Property is located at **1055 CUMBERLAND ROAD, N.E.**, fronts 62.1 feet on the south side of Cumberland Road, beginning 140 feet east of the southeast corner of Cumberland Road and Reeder Circle. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Michael A. Fisers
Council District 6, NPU-F
- V-05-110** Application of **Melissa & David Lerner** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 21 feet for a front stoop overhang roof and 2) reduce the half-depth front yard setback from the required 17 ½ feet to 14 feet for the addition of roof dormers to a single-family house. Property is located at **1715 FLAGLER AVENUE, N.E.**, fronts 77.1 feet on the east side of Flagler Avenue, beginning at the northeast corner of Flagler Avenue and Montgomery Ferry Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 17th District, Fulton County, Georgia.
Owners: Melissa & David Lerner
Council District 6, NPU-F
- V-05-111** Application of **Michael Brown** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet and 2) reduce the south side yard setback from the required 7 feet to 4 feet, for construction of a single-family house. Property is located at **389 ELM STREET, N.W.**, fronts 34 feet on the east side of Elm Street, beginning 248.7 feet south of the southeast corner of Elm Street and Johns Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Michael Brown
Council District 3, NPU-L
- V-05-114** Application of **Jeff Cook** for a special exception from the zoning regulations to reduce the on-site parking from the required 25 spaces to 11 spaces for conversion of an existing building into a hotel. Property is located at **830 WARNER STREET, S.W.**, fronts 50 feet on the south side of Warner Street and 57.5 feet on the northeast side of Woodrow Street, beginning 421.8 feet from the east corner of Warner Street and Woodrow Street. Zoned I-2 (Light Industrial) District. Land Lot 106 of the 14th District, Fulton County, Georgia.
Owner: Warner Motel, LLC
Council District 12, NPU-S

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- V-05-116** Application of **D. Michael Williams** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 5 feet for construction of a second story room addition to a single-family house. Property is located at **221 CAMDEN ROAD, N.E.**, fronts 75 feet on the south side of Camden Road, and begins 505 feet southwest of the south corner of Camden Road and Brighton Road. Zoned R-4 (Single-Family Residential) District. Land Lot 103 of the 17th District, Fulton County, Georgia.
Owners: Camilla Camp Williams & David Michael Williams
Council District 7, NPU-E
- V-05-117** Application of **Charles Brittain & John C. Giangrosso** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 28.8 feet to allow for construction of an attic dormer window. Property is located at **446 HARDENDORF AVENUE, N.E.**, fronts 50 feet on the west side of Hardendorf Avenue, and begins 510 feet north of the northwest corner of Hardendorf Avenue and McClendon Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Charles Brittain
Council District 6, NPU-N
- V-05-118** Application of **Christina Leerson** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4.1 feet and 2) reduce the south side yard setback from the required 7 feet to 5 feet, for a second story addition to an existing single-family house and a one-story extension of the house to connect it to a new structure with a first story garage and second story living unit. Property is located at **164 WALTHALL STREET, S.E.**, fronts 50 feet on the east side of Walthall Street, and begins 200.6 feet north of the northeast corner of Walthall Street and Flat Shoals Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Catherine Dornbos
Council District 5, NPU-N
- V-05-119** Application of **James Cheeks** for variances from the zoning regulations to 1) reduce the front yard setback on Sydney Street (a.k.a. Fulton Street) from the required 40 feet to 10 feet, 2) reduce the front yard setback on Fulton Way from the required 40 feet to 14 feet, 3) reduce the east side yard setback from the required 7 feet to 2 feet, and 4) reduce the west side yard setback from the required 7 feet to 4 feet, for construction of a single-family, detached house. Property is located at **160 FULTON WAY, S.E.**, fronts 35.74 feet on the south side of Fulton Way, beginning 476.63 feet east of the southeast corner of Fulton Way and Martin Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Atlantic Ent., LLC
Council District 1, NPU-V

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DEFERRED CASES

- V-04-344** Application of **Gamal Tawfik** for a special exception from the zoning regulations to allow for a 6-foot high fence in the front yard setback, where fences are restricted to no more than 4 feet high. Property is located at **1065 W. PACES FERRY ROAD, N.W.**, and fronts 260 feet on the north side of West Paces Ferry Road, beginning 143 feet west of the northwest corner of W. Paces Ferry Road and Ranier Drive. Zoned R-2 (Single-Family Residential) District. Land Lot 181 of the 17th District, Fulton County, Georgia.
Owner: Gamal Tawfik
Council District 8, NPU-A
- V-04-403** Application of **Donald Reisman** for 1) a variance from the zoning regulations to reduce the east half-depth front yard setback from the required 20 feet to 0 feet, and 2) a special exception from the zoning regulations to reduce on-site parking from the required 150 spaces to 0 spaces, and allow for 44 off-site parking spaces at 801 Bedford Street, to allow for an addition to an existing industrial building. Property is located at **761, 787, AND 763-7 BEDFORD STREET, 768 AND 752-58-62-64 JAMES P. BRAWLEY, AND 772, 778-80-82, 786, AND 790-92-96 JEFFERSON STREET**, and fronts 263 feet on the south side of Jefferson Street, beginning at the northwest corner of Jefferson Street and James P. Brawley Street and comprising an entire block bounded on the north by Jefferson Street, on the east by James P. Brawley, on the south by Bedford, and on the west by English Avenue. Zoned I-2 (Heavy Industrial) District. Land Lot 112 of the 14th District, Fulton County, Georgia.
Owner: Reisman Properties
Council District 3, NPU-L
- V-05-40** Application of **Deborah Stephens** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2.5 feet and 2) reduce the rear yard setback from the required 15 feet to 8 feet, for a detached carport; 3) reduce the half-depth front yard setback from the required 17.5 feet to 2.5 feet to allow for relocation of a storage shed; 4) increase the lot coverage above the allowed maximum of 50%, and 5) allow paving in the required half-depth and rear yards, and 6) construct a 5-foot high fence in the half-depth and side yards where up to a 4-foot high fence is allowed. Property is located at **1618 MAY AVENUE, S.E.**, fronts 65 feet on the north side of May Avenue, and begins at the northeast corner of May Avenue and Maynard Terrace. Zoned R-4 (Single-Family Residential) District. Land Lot 175 of the 15th District, DeKalb County, Georgia.
Owner: Ivey Stephens
Council District 5, NPU-W

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- V-05-48** Application of **William Austin** for special exceptions from the zoning regulations to 1) allow for a 10 foot high wooden wall (a.k.a. “privacy fence”) in the north, northeast, and south side yard setbacks and 2) allow for a 10 foot high wooden wall (a.k.a. “privacy fence”) in the rear yard setback, where up to a 6 foot high fence or wall would otherwise be permitted. Property is located at **1951 LENOX ROAD, N.E.**, fronts 110 feet on the east side of Lenox Road, and begins 145 feet south of the corner of Lenox Road and the north segment of Lenox Circle. Zoned R-3 (Single-Family Residential) District. Land Lot 4 of the 17th District, Fulton County, Georgia.
Owner: William Austin
Council District 6, NPU-F
- V-05-49** Application of **Charles Harrison** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 32 feet to allow for a 2-story room addition to a single-family, detached house, and 2) reduce the north side yard setback from the required 7 feet to 1 foot and 3) reduce the rear yard setback from the required 15 feet to 3 feet, for construction of a detached garage behind the house. Property is located at **260 THIRD AVENUE, S.E.**, fronts 100 feet on the east side of Third Avenue, and begins 200 feet north of the northeast corner of Third Avenue and Alston Street. Zoned R-4 (Single-Family Residential) District. Land Lot 181 of the 15th District, DeKalb County, Georgia.
Owner: Craig Castle/Meadowbrook Properties
Council District 5, NPU-O
- V-05-58** Application of **David Fowler** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet and 2) reduce the north side yard setback from the required 7 feet to 0 feet for a porte cochere addition, 3) reduce the south side yard setback from the required 7 feet to 1 foot for a second story room addition to a single-family, detached house, and 4) increase lot coverage from the maximum allowed of 50% to 60% for room and driveway additions. Property is located at **881 MONROE CIRCLE, N.E.**, fronts 45 feet on the east side of Monroe Circle, and begins 373.1 feet north of the northeast corner of Monroe Circle and Greenwood Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Daniel Wyatt
Council District 6, NPU-E
- V-05-59** Application of **Scott Newton** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 29.7 feet, for a second story addition to a single-family, detached house. Property is located at **839 COURTENAY DRIVE, N.E.**, fronts 55 feet on the south side of Courtenay Drive, and begins 1,047.7 feet east of the southeast corner of Courtenay Drive and San Antonio Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Michael Mahoney
Council District 6, NPU-F

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- V-05-69** Application of **Zuhair Itr** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 15 feet to 10 feet and 2) reduce the north side yard setback from 7 feet to 0 feet, to construct a detached garage behind a single-family, detached house. Property is located at **1966 WOODLAND HILLS AVENUE, N.W.**, fronts 50 feet on the west side of Woodland Hills Avenue, beginning at the northwest corner of Woodland Hills Avenue and Seaboard Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 186 of the 17th District, Fulton County, Georgia.
Owner: Zuhair Itr
Council District 8, NPU-D